

ORDINANCE OF JERSEY CITY, N.J.



COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.040

TITLE:

**ORDINANCE ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE ADOPTING
THE WEST BERGEN-EAST LINCOLN PARK HISTORIC DISTRICT AS A MUNICIPAL HISTORIC
DISTRICT**

WHEREAS, The City of Jersey City ("the City") applied for, and received a Garden State Historic Preservation Trust Fund Grant Award administered by the New Jersey Historic Trust for the City to retain the services of a consultant in order to provide professional services for the identification and nomination of eligible historic resources within the *West Bergen Historic District Study Area* to the municipal, state and national registers of historic places; and

WHEREAS, the City, having accepted the grant, authorized an agreement with Hunter Research, Inc. ("the consultant") for an *extraordinary, unspecifiable service for the identification and nomination of Eligible Historic Resources in the West Bergen Historic District Study Area* on January 23, 2013; and

WHEREAS, The consultant produced the *West Bergen-East Lincoln Park Historic District Nomination Report* and identified boundaries of a potential municipal, state and national historic district in accordance with the standards and guidelines for nominations set forth by the Secretary of the Interior and the National Parks Service; and

WHEREAS, on October 20, 2014 the Commissioners of the Jersey City Historic Preservation Commission ("the Commission"), pursuant to Section 345 9-B(5) of the Land Development Ordinance of the City of Jersey City, voted 7-0-0 to recommend to the Planning Board of the City of Jersey City ("the Board") that the Board recommend to the Municipal Council of the City of Jersey City ("the Council") that the Council designate the *West Bergen-East Lincoln Park Historic District* ("the District") as a Municipal Historic District; and

WHEREAS, on November 13th after reviewing the nomination report and hearing testimony from the consultant and Historic Preservation Staff, the New Jersey State Historic Review Board unanimously moved to recommend the District be included on the New Jersey and National Registers of Historic Places; and

WHEREAS, on December 29th 2014 the district was officially listed on the New Jersey Register of Historic Places by the Signature of the Secretary of the Department of Environmental Protection; and

WHEREAS, the National Park Service announced in the *Federal Register*, published February 6th, 2015 that it had received the application for Nomination was considering the District for listing in the National Register; and

WHEREAS, on February 3rd, the Board heard testimony from Patrick Harshbarger, consultant and architectural historian to the City, from Staff of the Division of City Planning and the Commission, as well as from the public, and

WHEREAS, On March 10th the Board heard further testimony from the public and Staff of the Division of City Planning and the Commission, and voted 5-0-0 to recommend to the Council that the Council designate the District as a Municipal Historic District; and

WHEREAS, after review of the record of the proceedings of the Commission, of the Nomination Report and the subsequent presentation of the City's Consultant, as well as the testimony of Staff of the Division of City Planning and the Commission and members of the public, before the Board, demonstrates the following findings:

- a. The District, as shown in the attached map entitled *West Bergen-East Lincoln Park Historic District* has been placed on the New Jersey State Register of Historic Places and shall be included on the National Register of Historic Places for its significance under Criteria A; for its distinctive pattern of

suburban development and planning and its significant patterns in Jersey City's social history, under Criteria B for people significant to local and state history and under Criteria C for its distinct architectural heritage found in the diversity of the architecture and streetscapes as noted in the Nomination Report.

- b. The boundaries of the historic district as shown in the attached map and coterminous with the district listed on the State Register of Historic Places and soon to be listed on the National Register of Historic Places captures the distinctive residential architecture, social history, and geography of the Western Slope of the Bergen Hill, west to the main entrance of Lincoln Park on West Side Avenue

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that after consideration of the record of proceedings before the Commission and the Board, the Municipal Council of the City of Jersey City hereby accepts all the findings set forth in the recommendation of the Commissioners of the Jersey City Historic Preservation Commission and the Planning Board of the City of Jersey City concerning the West Bergen-East Lincoln Park Historic District; and

BE IT FURTHER ORDAINED that the Municipal Council of the City of Jersey City amends the Land Development Ordinance to add the West Bergen-East Lincoln Park Historic District to the Municipal Register of Historic Places; and

BE IT FURTHER ORDAINED that City Code Chapter 345 (*Land Development Ordinance*) §345-30 Historic Districts/Landmarks G Historic Districts/Landmarks be amended as follows:

G. Historic Districts/Landmarks Pursuant to this section, the following historic districts and landmark buildings, objects, sites, structures or landscape features are designated and recognized as "historic" and shall enjoy the protection of law as herein provided, be amended as follows: (material indicated by bold italic *thusly* is new material that is intended to be enacted),

Historic Districts:

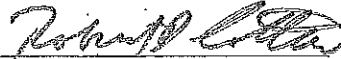
Date:

West Bergen-East Lincoln Park

[Date of City Council Adoption]

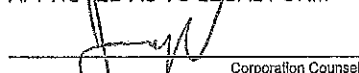
BE IT FURTHER ORDAINED THAT:

- A. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
 B. This ordinance shall be a part of the Jersey City Code as though codified and set forth fully herein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
 C. This ordinance shall take effect at the time and in the manner as provided by law.
 D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible repealers of existing provisions.
 E. The City Planning Division is hereby directed to give notice at least ten days prior to the hearing on the adoption of this Ordinance to the Hudson County Planning board and to all other persons entitled thereto pursuant to N.J.S.A. 40:55D-15 and N.J.S.A. 40:55D-63 (if required). Upon the adoption of this Ordinance after public hearing thereon, the City Clerk is directed to publish notice of the passage thereof and to file a copy of the Ordinance as finally adopted with the Hudson County Planning Board as required by N.J.S.A. 40:55D-16. The clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Municipal Tax Assessor as required by N.J.S.A. 40:49-2.1.



Robert D. Cotter, FAICP, PP, Director
Division of City Planning

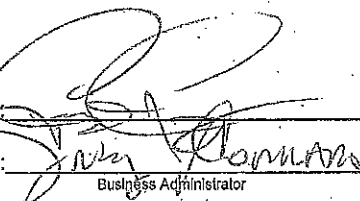
APPROVED AS TO LEGAL FORM


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:



Business Administrator

ORDINANCE FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

**ORDINANCE ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT ORDINANCE
ADOPTING THE WEST BERGEN-EAST LINCOLN PARK HISTORIC DISTRICT AS A
MUNICIPAL HISTORIC DISTRICT**

Initiator

Department/Division	HEDC	City Planning
Name/Title	Robert Cotter, PP, FAICP	Director
Phone/email	201-547-5010	bobbyc@jcnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

This Ordinance will accept the recommendations of the Historic Preservation Commission and the Planning Board that the West Bergen-East Lincoln Park Historic District, already on the State Register of Historic Places, and in the process of being listed on the National Register of Historic Places, be listed in Chapter 345-30 of the City Code, the Jersey City Land Development Ordinance as a Municipal Historic District. The inclusion of the District on the Municipal Register of Historic places would protect the unique character of the neighborhood and the historic resources within the district through review of applications of development by the Jersey City Historic Preservation Commission.

I certify that all the facts presented herein are accurate.


Signature of Department Director


3/16/15
Date

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.075

TITLE:

3.A MAY 27 2015 4.B

JUN 10 2015

An ordinance authorizing the transfer of city-owned property within the Grand Jersey Redevelopment Area to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 10 2015 6-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	ABSENT			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	ABSENT		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson moved to amend* Ordinance, seconded by Councilperson & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMANN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 10 2015 6-2											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMANN	✓		
BOGGIANO		✓		COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 27 2015

Adopted on second and final reading after hearing on JUN 10 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 10 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date JUN 10 2015

APPROVED:

Steven M. Fulop, Mayor

Date JUN 12 2015

Date to Mayor JUN 11 2015

City Clerk File No. Ord. 15.075

Agenda No. 3.A 1st Reading

Agenda No. 4.B. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.075
TITLE: AN ORDINANCE AUTHORIZING THE TRANSFER OF CITY-OWNED
PROPERTY WITHIN THE GRAND JERSEY REDEVELOPMENT AREA
TO THE JERSEY CITY REDEVELOPMENT AGENCY

WHEREAS, the City of Jersey City is the owner of certain parcels of real property known and designated as:

<u>BLOCK</u>	<u>LOT</u>	<u>STREET ADDRESS</u>
15801	3	52 Aetna Street
15801	4	Skinner Memorial Drive

situated in the City of Jersey City, Hudson County, New Jersey; and as more particularly shown on the Official Assessment Map and referenced in the designation assigned to individual tax lot in the records of the Tax Assessor (hereinafter "Property"); and

WHEREAS, the Municipal Council of the City of Jersey City has declared, that the Property contained within the Grand Jersey Redevelopment Area is an area deemed "in need of redevelopment" pursuant to N.J.S.A. 40A:55-12 et. seq.; and

WHEREAS, the Municipal Council adopted, by Ordinance No. 93-029 at its meeting of March 24, 1993, the Grand Jersey Redevelopment Plan; and

WHEREAS, the Property lies within the legally established boundaries of the Grand Jersey Redevelopment Plan Area; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency has the responsibility of acquiring property within the Grand Jersey Redevelopment Area to effectuate the redevelopment and revitalization of the Grand Jersey Redevelopment Area; and

WHEREAS, the Jersey City Redevelopment Agency has deemed it necessary to acquire the Property from the City of Jersey City to accomplish the objectives of the Grand Jersey Redevelopment Plan; and

WHEREAS, the City of Jersey City may transfer the Property to the Jersey City Redevelopment Agency pursuant to N.J.S.A. 40A:12A-39(a) & (f).

City Clerk File No. Ord. 15.076

Agenda No. 3.B 1st Reading

Agenda No. 4.C. 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.076

TITLE: ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY RATAN JERSEY CITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 1101, LOT 10 ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 707 TONNELE AVENUE

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Ratan Jersey City Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq., [Entity]; and

WHEREAS, the Entity is the contract purchaser of certain property known as Block 1101, Lot 10, on the City's Official Tax map, consisting of approximately .764 acres, and more commonly known by the street address of 707 Tonnele Avenue, Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the Tonnele Avenue Urban Enterprise Zone as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 20 year long term tax exemption to construct a seven (7) story building with approximately thirty-two thousand eight hundred seventy-one (45,021) square feet of commercial or industrial space, consisting of seventy-five (75) guest rooms and seventy-five (75) parking spaces; and

WHEREAS, the Project received site plan approval from the Planning Board on April 17, 2014; and

WHEREAS, the Project is expected to generate approximately \$117,275 annually in hotel occupancy taxes for the City; and

WHEREAS, Ratan Jersey City Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) an annual service charge consisting of 2% of Total Project Cost of the Entity; Total Project Cost shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as modified and set forth in the Financial Agreement by the parties, which sum is estimated to be \$122,010 and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge upon receipt of that charge; and
5. pay the sum of \$67,532 (\$1.50 x 45,021 square feet of hotel and retail space and parking square feet) to the City's Affordable Housing Trust Fund; and

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY RATAN JERSEY CITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 1101, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 707 TONNELE AVENUE

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$18,585, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$122,010 to the City and an additional sum of approximately \$6,100 to Hudson County;
2. it is expected that the Project will create approximately 125 jobs during construction and 40 new permanent full-time jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Tonnele Avenue Urban Enterprise Zone;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will insure the likelihood of the success of the Project; and

WHEREAS, Ratan Jersey City Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of Ratan Jersey City Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 1101, Lot 10, more commonly known by the street address of 707 Tonnele Avenue, and more specifically described by metes and bounds in the application, is hereby approved.

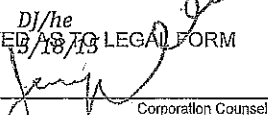
B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge; or
 - (b) or 2% of Total Project Cost of the Entity, Total Project Cost shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as modified by the parties and set forth in the Financial Agreement, which is estimated to be \$6,100,500, for an estimated annual service charge of \$122,010 which shall be subject to statutory increases during the term of the tax exemption.

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY RATAN JERSEY CITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 1101, LOT 10, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 707 TONNELLE AVENUE

3. Administrative Fee: 2% of the prior year's Annual Service Charge;
 4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County;
 5. Project: new construction of a seven (7) story building with approximately thirty-two thousand eight hundred seventy-one (45,021) square feet of commercial or industrial space, consisting of seventy-five (75) guest rooms and seventy-five (75) parking spaces;
 6. Affordable Housing Trust Fund: \$1.50 x 45,021 square feet of hotel and retail space, for a total of approximately \$67,532;
 7. An agreement that the Entity shall not amend any Management Agreement with the hotel operator during the term of the abatement without prior written notice to the City and not in any manner that would alter the Land Taxes or reduce the Service Charge to the City;
 8. An obligation to execute a Project Employment and Contracting Agreement for non-construction jobs and contracts to insure employment and other economic benefits to City residents and businesses;
 9. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is commenced within two (2) years of the adoption of the within Ordinance;
 10. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance unless otherwise extended at the City's sole discretion. Failure to comply shall result in a repeal of the herein Ordinance and the tax exemption will be voided.
- D. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.
- E. The closing of the sale of the Property shall take place and the deed shall be recorded within thirty (30) days of adoption of the herein Ordinance and the Entity shall provide proof thereof to the City, or the tax abatement will terminate and this Ordinance will be rescinded unless otherwise extended at the City's sole discretion.
- F. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.
- G. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.
- H. This ordinance shall take effect at the time and in the manner provided by law.
- I. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted. For purposes of advertising only, new matter is indicated by **bold face** and repealed matter by *italic*.

APPROVED: 5/18/13 DJ/he

 Corporation Counsel

APPROVED: 5/18/13

 Business Administrator

Certification Required ☐
 Not Required ☐

RESOLUTION FACT SHEET – NON-CONTRACTUAL

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Full Title of Ordinance/Resolution

Ordinance approving a twenty (20) year tax exemption for a commercial hotel project to be constructed by Ratan Jersey City Urban Renewal LLC , pursuant to the provisions of the long term tax exemption law NJSA 40A:20-1 et seq for the property designated as Block 1101 Lot 1 on the city tax map known as 707 Tonnele Avenue

Initiator

Department/Division	office of the Mayor	
Name/Title	Marcos Vigil	Deputy Mayor
Phone/email	201-547-6542	vigilm@icnj.org

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

Ratan Jersey City Urban Renewal LLC has applied for a 20 year long term tax exemption to construct a Seven (7) story hotel with approximately seventy-five (75) rooms and seventy-five (75) parking spaces.

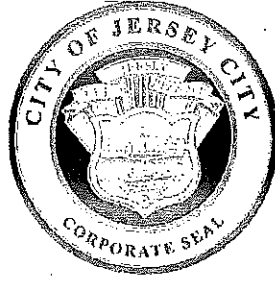
This abatement application meets all the standards present in the Mayor's Executive Order concerning Long Term Tax Exemptions, commonly known as abatements.

I certify that all the facts presented herein are accurate.

Signature of Department Director

Date

3.B.
15.076



City Council Replacement Cover Sheet

Submitted By	Diana Jeffrey, Esq.
Department	Law
Date Submitted	5/26/15
Pls. note Revisions and Page Number	
	The word 'Master Deed' has been deleted
	From paragraph 7 of the third page of the Ord.
	The Entity has indicated it will not record a Master Deed for this Project

Ratan Jersey City Urban Renewal, LLC

1. Ownership disclosure certification
2. Fiscal Impact Cost Projection
3. Good Faith estimate of rental income/condo
4. Projected construction costs
5. Schedule of ASC over the abatement
6. Tax Assessor spreadsheet
7. Projection of sales price for condos (n/a)
8. Memorandum from Al Cameron to the Law Department
9. Financial Agreement (attached to the Ordinance)

EXHIBIT F

RATAN JERSEY CITY URBAN RENEWAL, L.L.C.

DISCLOSURE STATEMENT

NAME OF ENTITY: Ratan Jersey City, LLC
1300 Tonnelle Avenue
North Bergen, NJ 07047

LOCATION OF PROJECT: Block 1101, Lot 10
707 Tonnelle Avenue
Jersey City, New Jersey

PRINCIPAL PLACE OF BUSINESS: 1300 Tonnelle Avenue
North Bergen, NJ 07047

NAME OF REGISTERED AGENT: Maheshchand Ratanji

ADDRESS: 1300 Tonnelle Avenue
North Bergen, NJ 07047

The members of Ratan Jersey City, L.L.C. are as follows:

NAME	ADDRESS	PERCENT OWNED
Maheshchand Ratanji Irrv Family Trust	272 Grove Street Clifton, NJ 07013	45%
Harish S Surati Family Trust	121 Drew Drive Langhorne, PA 19053	30%
Jaiminiben N Gandhi Family Trust	1300 Tonnelle Avenue North Bergen, NJ 07047	20%
Parimal Gandhi	459 Tonnelle Avenue Jersey City, NJ 07307	5%

I CERTIFY THAT THE FOLLOWING LIST REPRESENTS THE NAMES OF ALL MEMBERS OWNING A 10% OR GREATER INTEREST IN THE ABOVE ENTITY (IF ONE OR MORE OF THE ABOVE NAMED IS ITSELF AN ENTITY, THE APPLICANT WILL PROVIDE THE NAMES OF ANY ENTITY OWNING A 10% OR GREATER INTEREST THEREIN)

I FURTHER CERTIFY THAT NO OFFICER OR EMPLOYEE OF THE CITY OF JERSEY CITY HAS ANY INTEREST, DIRECT OR INDIRECT, IN THIS ENTITY.

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

Dated: 11/19/14 Ratan Jersey City, L.L.C.

By: Maheshchand Ratanji
Maheshchand Ratanji, authorized member

RATAN JERSEY CITY UR (HOTEL)

Service Charge Amount:	122,010
Implied Surplus (Cost)	77,358

117,275

public safety	171,817,581
DPW (Bldg, Streets, Parks)	7,643,641
Total	179,461,222

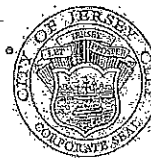
Net Valuation Taxable Source: 2014 Table of Aggregates

Municipal Portion Source: 2014 Estimated Tax Rate

* this figure assumes that any project, and one with the quality of finishes proposed, would be built without a tax abatement

***based on initial per room rates which will increase over the term of the Tax Abatement as rates increase*

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.076
TITLE: 3.B MAY 27 2015 4.C

JUN 10 2015

Ordinance approving a twenty (20) year tax exemption for a commercial hotel project to be constructed by Ratan Jersey City Urban Renewal, LLC, pursuant to the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq for the property designated as Block 1101, Lot 10, on the city's tax map and more commonly known by the street address as 707 Tonnele Avenue

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 10 2015 8-0											
Councilperson <u>RIVERA</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 10 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **MAY 27 2015**
Adopted on second and final reading after hearing on **JUN 10 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 10 2015**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President
JUN 10 2015

Date

APPROVED:

Steven M. Fulop, Mayor
JUN 12 2015

Date

Date to Mayor

JUN 11 2015

City Clerk File No. Ord. 15-077

Agenda No. 3.C 1st Reading

Agenda No. 4.D 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.077

TITLE ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY SL HOSPITALITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 7104, LOT 2.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 180 FOURTEENTH STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, SL Hospitality Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. [Entity]; and

WHEREAS, the Entity is the owner of certain property, subject to a deed recorded on May 15, 2015 and a name change established by an Amended and Restated Certificate of Formation dated January 19, 2015, known as Block 7104, Lot 2.01, a consolidation of Block 7104, Lots 2, 4 and 5, on the City's Official Tax map, consisting of approximately 16,000 square feet of land, and more commonly known by the street address of 180 Fourteenth Street, Jersey City, and more specifically described by metes and bounds, in the application [Property]; and

WHEREAS, the Property is located within the Jersey Avenue Light Rail Redevelopment Plan Area as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Entity has applied for a 20 year long term tax exemption to construct a five (5) story building containing approximately 51,596 square feet of hotel space, yielding approximately eighty-seven (87) hotel rooms, and on the first floor 8,784 square feet of space containing the lobby and thirty (30) garage parking spaces; and

WHEREAS, the Project received site plan approval from the Planning Board on September 9, 2014; and

WHEREAS, the Project is expected to generate approximately \$171,477 annually in hotel occupancy taxes for the City; and

WHEREAS, SL Hospitality Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge or (ii) an annual service charge consisting of 2% of Total Project Cost of the Entity; Total Project Cost shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as modified and set forth in the Financial Agreement by the parties, which sum is estimated to be \$167,294 and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 2% of each prior year's Annual Service Charge as an Administrative Fee; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge upon receipt of that charge; and

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY SL HOSPITALITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 7104, LOT 2.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 180 FOURTEENTH STREET

5. pay the sum of \$90,570 (\$1.50 x 60,380 square feet of hotel and parking space) to the City's Affordable Housing Trust Fund; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$49,183 whereas, the Annual Service Charge as estimated, will generate revenue of more than \$167,294 to the City;
2. it is expected that the Project will create approximately 155 jobs during construction and 40 new permanent full-time jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Jersey Avenue Light Rail Redevelopment Plan Area;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will insure the likelihood of the success of the Project; and

WHEREAS, SL Hospitality Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of SL Hospitality Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Block 7104, Lot 2.01, more commonly known by the street address of 180 Fourteenth Street, and more specifically described by metes and bounds in the application, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement and a Project Employment and Contracting Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 25 years from the adoption of the within Ordinance or 20 years from the date the project is Substantially Complete;
2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge; or
 - (b) or 2% of Total Project Cost of the Entity, Total Project Cost shall be defined according to the industry standard set forth by Marshall & Swift, in its Marshall Valuation Service, as modified by the parties and set forth in the Financial Agreement, which is estimated to be \$8,364,698, for an estimated annual service charge of \$167,294, which shall be subject to statutory increases during the term of the tax exemption.

ORDINANCE APPROVING A TWENTY (20) YEAR TAX EXEMPTION FOR A COMMERCIAL HOTEL PROJECT TO BE CONSTRUCTED BY SL HOSPITALITY URBAN RENEWAL, LLC, PURSUANT TO THE PROVISIONS OF THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ FOR THE PROPERTY DESIGNATED AS BLOCK 7104, LOT 2.01, ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS AS 180 FOURTEENTH STREET

3. Administrative Fee: 2% of the prior year's Annual Service Charge or \$3,346;
4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County or \$8,365;
5. Project: new construction of a five (5) story building as a commercial hotel project to consist of approximately 87 rooms, a lobby and 30 garage spaces on the ground floor, for a total of approximately 60,380 square feet;
6. Affordable Housing Trust Fund: \$1.50 x 51,596 square feet of hotel and retail space, plus 8,784 square feet of parking space, for a total of approximately \$90,570;
7. An agreement that the Entity shall not amend any Management Agreement with the hotel operator during the term of the abatement without prior written notice to the City and not in any manner that would alter the Land Taxes or reduce the Service Charge to the City;
8. An obligation to execute a Project Employment and Contracting Agreement for non-construction jobs and contracts to insure employment and other economic benefits to City residents and businesses;
9. The Applicant does not meet the threshold requirement in Section 304-33 of the Jersey City Municipal Code, that would subject it to a Project Labor Agreement, because total construction costs do not exceed \$25,000,000;
10. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project commences within two (2) years of the adoption of the within Ordinance.
11. The Financial Agreement shall be executed by the Entity no later than 90 days following adoption of the within Ordinance unless otherwise extended at the City's sole discretion. Failure to comply shall result in a repeal of the herein Ordinance and the tax exemption will be voided.

D. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

E. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

F. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

G. This ordinance shall take effect at the time and in the manner provided by law.

H. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

DJ/he
5/19/15

APPROVED AS TO LEGAL FORM

Corporation Counsel

APPROVED:

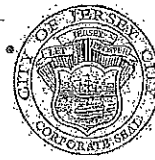
APPROVED:

Business Administrator

Certification Required ☐

Not Required ☐

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.077

TITLE:

3.C MAY 27 2015 4.D

JUN 10 2015

Ordinance approving a twenty (20) year tax exemption for a commercial hotel project to be constructed by SL Hospitality Urban Renewal, LLC, pursuant to the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq for the property designated as Block 7104, Lot 2.01, on the city's tax map and more commonly known by the street address as 180 Fourteenth Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 10 2015 8-0											
Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 10 2015 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 27 2015
 Adopted on second and final reading after hearing on JUN 10 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 10 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President
JUN 10 2015

Date

APPROVED:

Steven M. Fulop, Mayor
JUN 12 2015

Date

Date to Mayor

JUN 11 2015

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.077

TITLE:

3.C MAY 27 2015 4.D

JUN 10 2015

Ordinance approving a twenty (20) year tax exemption for a commercial hotel project to be constructed by SL Hospitality Urban Renewal, LLC, pursuant to the provisions of the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq for the property designated as Block 7104, Lot 2.01, on the city's tax map and more commonly known by the street address as 180 Fourteenth Street.

RECORD OF COUNCIL VOTE ON INTRODUCTION

MAY 27 2015 8-0

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING

JUN 10 2015 8-0

Councilperson <u>WATTERMAN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY

Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE

JUN 10 2015 7-1

COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on MAY 27 2015

Adopted on second and final reading after hearing on JUN 10 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on JUN 10 2015

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

JUN 10 2015

Date

APPROVED:

Steven M. Fulop, Mayor

JUN 12 2015

Date

JUN 11 2015

Date to Mayor

City Clerk File No. Ord. 15.078

Agenda No. 3.D 1st Reading

Agenda No. 4.E 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE
offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.078

TITLE:

ORDINANCE SUPPLEMENTING CHAPTER A351 (EXECUTIVE ORDERS AND ORDINANCES) OF THE JERSEY CITY CODE TO CREATE A NEW CLASSIFIED POSITION FOR ENVIRONMENTAL HEALTH COORDINATOR

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

A. The following supplements to Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code are adopted:

Labor Grade

Title

*

Environmental Health Coordinator

B. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

C. This ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

D. This ordinance shall take effect at the time and in the manner as provided by law.

E. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined; words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **boldface** and repealed matter by *italic*.

**Pursuant to N.J.S.A. 40:69A-43a.*

NR/he
5/13/15

APPROVED AS TO LEGAL FORM

APPROVED: _____

Corporation Counsel

APPROVED: _____
Business Administrator

Certification Required ☐
Not Required ☐

Ordinance/Resolution Fact Sheet

This summary sheet is to be attached to the front of any ordinance, resolution, cooperation agreement, or contract that is submitted for Council consideration. Incomplete or sketch summary sheets will be returned with the resolution or ordinance. The Department, Division, or Agency responsible for the overall implementation of the proposed project or program should provide a concise and accurate state of facts.

Full Title of Ordinance/Resolution/Cooperation Agreement:

Environmental Health Coordinator

Name & Title of Person Initiating Ordinance/Resolution, Etc.:

Nancy Ramos, Human Resources Director

Concise Description of the Program, Project, or Plan Proposed in the Ordinance:

Reasons for the Proposed Program, Project, Etc.:

Happy J. Boor

Anticipated Benefits to the Community:

Cost of Program, Project, Etc.: (Indicate the dollar amount of City, State, Federal funds to be used as well as match and in-kind contributions.)

Date Proposed Program or Project will Commence: _____

Anticipated Completion Date: _____

Person Responsible for Coordinating Proposed Program, Project Etc.: _____

Additional Comments:

Union Affiliation - Management

I Certify That All Facts Present Herein Are Accurate.

5/4/15
Date

Nancy Ramos
Department Director

Date Submitted to Law Department 5/4/15

New Title

Title: Environmental Health Coordinator

Department: Health & Human Services

Division: Health

Labor Grade: 45

Min. \$34,500

Max. \$88,075

Union: Management

*Happy J. Bore
290 Neptune Avenue
Jersey City, NJ 07305*

SALARY: \$78,498

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15,078

TITLE:

3.D MAY 27 2015 4.E

JUN 10 2015

Ordinance supplementing Chapter A351 (Executive Orders and Ordinances) of the Jersey City Code to create a new classified position for Environmental Health Coordinator.

RECORD OF COUNCIL VOTE ON INTRODUCTION											
COUNCILPERSON				COUNCILPERSON				COUNCILPERSON			
AYE	NAY	N.V.		AYE	NAY	N.V.		AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

MAY 27 2015 8-0

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING											
COUNCILPERSON				COUNCILPERSON				COUNCILPERSON			
AYE	NAY	N.V.		AYE	NAY	N.V.		AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

JUN 10 2015 8-0

Councilperson RIVERA moved, seconded by Councilperson OSBORNE to close P.H.

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
COUNCILPERSON				COUNCILPERSON				COUNCILPERSON			
AYE	NAY	N.V.		AYE	NAY	N.V.		AYE	NAY	N.V.	
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

moved to amend* Ordinance, seconded by Councilperson & adopted

RECORD OF FINAL COUNCIL VOTE											
COUNCILPERSON				COUNCILPERSON				COUNCILPERSON			
AYE	NAY	N.V.		AYE	NAY	N.V.		AYE	NAY	N.V.	
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

JUN 10 2015 8-0

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on

MAY 27 2015

Adopted on second and final reading after hearing on

JUN 10 2015

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on

JUN 10 2015

Robert Byrne
Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date

JUN 10 2015

APPROVED:

Steven M. Fulop, Mayor

Date

JUN 12 2015

Date to Mayor

JUN 11 2015

City Clerk File No. Ord. 15.080

Agenda No. 3.F 1st Reading

Agenda No. 4.G 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.080

TITLE: ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RESIDENTIAL RENTAL PROJECT KNOWN AS CONDOMINIUM UNIT TWO TO BE CONSTRUCTED BY DEVI MA NEWKIRK URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 60-62 NEWKIRK STREET

THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY DOES ORDAIN:

WHEREAS, Devi Ma Newkirk Urban Renewal, LLC, is an urban renewal entity, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. (Entity); and

WHEREAS, the Entity is the owner of certain property known as Block 10802, Lot 36, on the City's Official Tax map, and more commonly known by the street address of 60-62 Newkirk Street, and more specifically described by metes and bounds, in the application (Property); and

WHEREAS, the Property is located within the Journal Square 2060 Redevelopment Plan Area, as required by N.J.S.A. 40A:20-4 and N.J.S.A. 40A:12A-5(g); and

WHEREAS, the Property currently consists of a three (3) story, six (6) unit residential structure (Existing Structure), which shall remain on the Property and a vacant lot, upon which the new Improvements will be built; and

WHEREAS, the Entity shall own the Existing Structure and vacant lot along with new Improvements by Condominium form of ownership, subject to a Master Deed; and

WHEREAS, Condo Unit One shall continue to pay conventional taxes; and

WHEREAS, the proposed Improvements is the subject of this tax exemption application; and

WHEREAS, the Master Deed creating the condominium shall be recorded prior to the execution of the Financial Agreement, and proof thereof shall be provided to the City, otherwise the tax exemption shall terminate and the within Ordinance shall be null and void; and

WHEREAS, the Existing Structure shall be designated as Condo Unit One and the new Improvements will be designated as Condo Unit Two; and

WHEREAS, the Entity shall only receive a credit for land taxes paid for the limited or common elements that are in proportion to the land taxes attributable to the new Improvements; and

WHEREAS, by an application submitted on March 5, 2015, the Entity applied for a 30 Year long term tax exemption to construct a new residential rental project, on or adjoining the Existing Structure, to consist of a new five (5) story building with fourteen (14) new market rate residential rental units (Project); and

WHEREAS, the Project received Preliminary and Final Site Plan approval from the Planning Board on May 13, 2014; and

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RESIDENTIAL RENTAL PROJECT KNOWN AS CONDOMINIUM UNIT TWO TO BE CONSTRUCTED BY DEVI MA NEWKIRK URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 60-62 NEWKIRK STREET

WHEREAS, estimated construction costs are \$628,000; and

WHEREAS, Devi Ma Newkirk Urban Renewal, LLC, has agreed to:

1. pay the greater of (i) the Minimum Annual Service Charge which is \$6,311, which is the portion of land taxes attributable to Condo Unit Two until Substantial Completion, and \$22,918 upon Substantial Completion; or (ii) 10% of the Annual Gross Revenue, which sum is initially estimated to be \$20,400 for the first 9 years of the term, and which shall increase to 12% of the Annual Gross Revenue for years 10 through 19 of the term; and then increase to 14% of Annual Gross Revenue for years 20 through 30 of the term; and which shall be subject to statutory staged increases over the term of the tax exemption; and
2. pay an annual sum equal to 0.5% of each prior year's Annual Service Charge as an Administrative Fee initially estimated at \$102; and
3. provide employment and other economic opportunities for City residents and businesses; and
4. pay to the City, for remittance to Hudson County, an additional amount equal to 5% of the Annual Service Charge estimated to be \$1,020; and
5. pay the sum of \$21,000 to the City's Affordable Housing Trust Fund;
6. execute a Project Employment & Contracting Agreement and under Section 304-33 of the Jersey City Municipal Code; and

WHEREAS, the City hereby determines that the relative benefits of the project outweigh the cost of the tax exemption, for the following reasons:

1. the current real estate taxes generate revenue of only \$6,311, whereas, the Annual Service Charge as estimated, will generate revenue of more than \$22,918 to the City and an additional sum of approximately \$1,020 to Hudson County;
2. the Project will create approximately 8 jobs during construction and 2 new permanent jobs;
3. the Project will stabilize and contribute to the economic growth of businesses in the surrounding area;
4. the Project will further the overall redevelopment objectives of the Journal Square 2060 Redevelopment Plan;
5. the City's impact analysis, on file with the Office of the City Clerk, indicates that the benefits of the Project outweigh the costs to the City; and

WHEREAS, the City hereby determines that the tax exemption is important in obtaining development of the project and influencing the locational decisions of probable occupants for the following reasons:

1. the relative stability and predictability of the Annual Service Charges will make the Project more attractive to investors needed to finance the Project;
2. the relative stability and predictability of the Annual Service Charges will allow the owner to stabilize its operating budget, allowing a high level of maintenance to the building over the life of the Project, which will attract tenants to the Project and insure the likelihood of the success of the Project; and

WHEREAS, Devi Ma Newkirk Urban Renewal, LLC, has initially complied with Executive Order 2002-005 concerning "Disclosure of Lobbyist Representative Status" by filing an appropriate letter in the Office of the City Clerk.

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RESIDENTIAL RENTAL PROJECT KNOWN AS CONDOMINIUM UNIT TWO TO BE CONSTRUCTED BY DEVI MA NEWKIRK URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 60-62 NEWKIRK STREET

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

A. The application of Devi Ma Newkirk Urban Renewal, LLC, an urban renewal company, formed and qualified to do business under the provisions of the Long Term Tax Exemption Law of 2003, N.J.S.A. 40A:20-1 et seq. a copy of which is on file in the office of the City Clerk, for Condo Unit Two within Block 10802, Lot 36, more commonly known by the existing street address of 60-62 Newkirk, more specifically described by metes and bounds in the application and subject to the recordation of a Master Deed no later than the date of execution of the Financial Agreement, is hereby approved.

B. The Mayor or Business Administrator is hereby authorized to execute a tax exemption Financial Agreement. The Financial Agreement shall include at a minimum the following terms and conditions:

1. Term: the earlier of 35 years from the adoption of the within Ordinance or 30 years from the date the project is Substantially Complete;
 2. Annual Service Charge: each year the greater of:
 - (a) the Minimum Annual Service Charge equal to \$6,311, or \$22,918 upon Substantial Completion or
 - (b) 10% of the Annual Gross Revenue, which sum s initially estimated to be \$20,400 for the first 9 years of the term, and which shall increase to 12% of the Annual Gross Revenue for years 10 through 19 of the term; and then increase to 14% of Annual Gross Revenue for years 20 through 30 of the term; and which shall be subject to statutory staged increases over the term of the tax exemption.
 3. Administrative Fee: 0.5% of the prior year's Annual Service Charge estimated to be \$102;
 4. County Payment: 5% of the Annual Service Charge to the City for remittance by the City to Hudson County estimated to be \$1,020;
 5. Project: Construction of a mixed use residential rental project designated as Condo Unit One, to consist of a new five (5) story building with fourteen (14) market rate residential rental units. There is an existing three (3) story, six (6) unit residential structure that will remain on the Property and be designated as Condo Unit One, and shall continue to pay conventional taxes;
 6. Affordable Housing Trust Fund: \$1,500 per unit or \$21,000. Such funds are non-refundable and non-assignable in the event of a termination or sale and assignment of the Financial Agreement;
 7. Execution of a Project Employment and Contracting Agreement;
 8. This Ordinance will sunset and the Tax Exemption will terminate unless construction of the Project is: 1) commenced within eighteen (18) months of the date of adoption of the within Ordinance; 2) Substantially Complete within two (2) years of the adoption of the within Ordinance, unless otherwise extended in the City's sole discretion.
- C. The applicant shall execute the tax exemption Financial Agreement within ninety (90) days of the date of adoption of the herein Ordinance. The Master Deed shall be recorded prior to execution of the Financial Agreement. Failure to comply shall result in the Ordinance being repealed and the tax exemption rescinded, unless otherwise extended by the City at its sole discretion.
- D. The City Clerk shall deliver a certified copy of the Ordinance and Financial Agreement to the Tax Assessor and Director of the Division of Local Government Services.

ORDINANCE APPROVING A 30 YEAR TAX EXEMPTION FOR A MARKET RATE MIXED USE RESIDENTIAL RENTAL PROJECT KNOWN AS CONDOMINIUM UNIT TWO TO BE CONSTRUCTED BY DEVI MA NEWKIRK URBAN RENEWAL, LLC, AN URBAN RENEWAL ENTITY, PURSUANT TO THE LONG TERM TAX EXEMPTION LAW N.J.S.A. 40A:20-1 ET SEQ., ON THE CITY'S TAX MAP AND MORE COMMONLY KNOWN BY THE STREET ADDRESS OF 60-62 NEWKIRK STREET

E. The application is on file with the office of the City Clerk. The Financial Agreement and Project Employment and Contracting Agreement shall be in substantially the form on file in the Office of the City Clerk, subject to such modification as the Business Administrator or Corporation Counsel deems appropriate or necessary.

F. The actual date of execution of the tax exemption agreement shall not affect, alter or amend the Entity's obligation to make payments according to the intervals set forth in Section 304-28 of the Municipal Code and the tax exemption agreement. Should the Entity fail to make timely payments, interest shall begin to accrue at the rate set forth in the tax exemption agreement.

G. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

H. This ordinance shall be part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

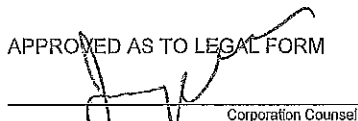
I. This ordinance shall take effect at the time and in the manner provided by law.

J. The City Clerk and Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All material is new; therefore underlining has been omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

DJ/he
5/19/15

APPROVED AS TO LEGAL FORM



Corporation Counsel

Certification Required ☐
Not Required ☐

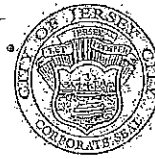
APPROVED:

APPROVED:



Business Administrator

Ordinance of the City of Jersey City, N.J.



ORDINANCE NO. Ord. 15.080
TITLE: 3.F MAY 27 2015 4.G

JUN 10 2015

Ordinance approving a 30 year tax exemption for a market rate mixed use residential rental project known as Condominium Unit Two to be constructed by Devi Ma Newkirk Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A. 40A:20-1 et seq., on the city's tax map and more commonly known by the street address of 60-62 Newkirk Street

RECORD OF COUNCIL VOTE ON INTRODUCTION MAY 27 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	ABSENT			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING JUN 10 2015 8-0											
Councilperson <u>WATTERMEN</u> moved, seconded by Councilperson <u>OSBORNE</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMEN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE JUN 10 2015 7-1											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN		✓		RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMEN	✓		
BOGGIANO	✓			COLEMAN	ABSENT			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **MAY 27 2015**
Adopted on second and final reading after hearing on **JUN 10 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **JUN 10 2015**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President
Date **JUN 10 2015**

APPROVED:

Steven M. Fulen, Mayor
Date **JUN 12 2015**

Date to Mayor **JUN 11 2015**